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LEGISLATIVE SUPPLEMENT

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PART III
GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)

NOTIFICATION

The 16th December, 2024

No. G.S.R. 63/P.A.11/1995/Ss.43 and 180/Amd.(7)/2024.- In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Urban Planning and Development Building Rules, 2021, namely: -

RULES

1. (1) These rules may be called the Punjab Urban Planning and Development Building (Fourth Amendment) Rules, 2024.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Urban Planning and Development Building Rules, 2021 (hereinafter referred to as the said rules), in rule 5 under the heading captioned as “(B) Other controls for Industrial Buildings”, -

(a) for clause (i), the following clause shall be substituted, namely: -

"(i) For Industrial or Factory Plots more than 1000 sq.m, 10 percent of the total plot area shall be reserved as amenity open space, which means an area on ground, left 'open to sky' for the welfare or well-being of workers or employees or staff. It may be used as park or play ground or green or landscape area. However, when the area of such amenity open space exceeds 1500 sq.m, the excess area could be utilized for construction of buildings for banks, canteen, welfare centre and such other common purposes."; and

(b) after clause (iii), the following clauses shall be added, namely: -

"(iv) In case of General Industry or Factory (plot area above two acres), built-up area of *Watch and ward cabins* alongwith entry gate can be allowed for more than 300 sq.ft subject to the condition that total area of *Watch and ward cabins* shall not be more than the area as

given below:-

- (a) Plot size above 2 acres upto 10 acres: 600 sq.ft.
- (b) Plot size above 10 acres: 1000 sq.ft:

Provided that it is allowed as per the conditions mentioned for Watch and Ward Cabins in the table pertaining to general industry or factory in rule 5(A), wherever occurring.

- (v) In case of General Industry or Factory, where corridors and staircases are used solely for the purpose of access to service areas of machinery, such as maintenance of machinery or On/Off switch operation, where no habitable space such as office or seating area or watching cabin or store or toilet etc. are provided, in such case, the width of such corridors and staircases can be relaxed upto 1000 mm and 1200 mm, respectively, subject to the fulfilment of the other conditions. These corridor(s) and staircase(s) shall not be considered as fire exit passage or fire staircase."

3. In the said rules, in rule 26, in sub-rule (5), in clause (iv), after sub-clause (d), the following sub-clause shall be added, namely: -

- “(e) For plot having area one acre and above, Meter Room may be allowed within area permissible for Watch and Ward Cabins".

RAHUL TEWARI,

Administrative Secretary to Government of Punjab,
Department of Housing and Urban Development.